

Key: 2153

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.191

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER						PARCEL ID				LOCATION			
MAGUIRE MICHELLE & JOHN F 5 LAUREL HILL LN WINCHESTER, MA 01890						45-49-7				39 CORN HILL RD			
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
						MAGUIRE MICHELLE & JOHN F				09/12/2012	QS	310,000	26668-299
ADAMS JANE M				09/12/2012	A		7280-299						
ADAMS MARC F & JANE M				08/31/1990	QS	50,000	7280-299						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1020	100	CONDOMINIUM				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
13-112	05/07/2013	90	BP NVC	3,950			100 100
92-061	06/05/1992	10	ALL OTHERS	2,000	05/02/1994		100 100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
		ROSEVILLE CONDO				LAND	0	0
		NOTE				BUILDING	531,600	462,500
						DETACHED	0	0
						OTHER	0	0
						TOTAL	531,600	462,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
American Beauty Rose. Has ODS.

BUILDING	CD	ADJ	DESC	MEASURE	6/2/2022	LG
MODEL	10		CONDO	LIST	2/15/2013	EST
STYLE	1	1.00	CONDO [100%]	REVIEW	2/15/2013	BE
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1932	SIZE ADJ	0.940
NET AREA	663	DETAIL ADJ	1.188
\$NLA(RCN)	\$1,002	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES(FAR)	1.5	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$2,100	
PCT COMM INT	8.33	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
COMPLEX	14	ROSEVILLE	1.20	A	BMU	N	BSMT UNFINISHED	442		33.90	14,984
CONDO STYLE	4	COTTAGE	1.00	A	BAS	L	BASE CONDO AREA	442	1932	1,038.26	458,910
BASEMENT	1	AREA FULL	1.00	A	USF	L	UP-STRY FIN	221	1932	830.61	183,564
HEATING	7	FL./WALL FURN.	0.99	F11	O	FPL 1S 1OP		1		4,987.00	4,987
FUEL SOURCE	2	GAS	1.00								
PLUMBING	1	STANDARD	1.00								
VIEW/LOC	3	AVG	1.00								

TOTAL RCN	664,545
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1960 / 62
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$531,600

(A)  
USF 0.50  
BAS  
BMU  
  
26  
  
17